

ESTIMATED COSTS FOR PERMITS TO CONSTRUCT/RECONSTRUCT A FARM PAD OR LIVESTOCK SANCTUARY

Fee or review		Project Size	
		< 0.2 acres	0.2 to 1.0 acres
Fixed Fees			
Grading Base Review Fees		724.50	2173.50
Counter Service Base Fees		410.56	410.56
Hourly Review Fees (Std hrs) Cost(\$)			
SEPA	12		
Drainage (Opt)	4		
Flood Certification	8		
Shorelines	6		
Inspections	6		
Critical Areas (Opt)	6		
Total Hourly	42	\$5880	402.50
Estimated Permit Cost	\$7015		\$8464
Estimated Permit Fees		\$1537.56	\$2986.56

Not included in the cost of a permit is the cost of the following:

- Zero Rise Flood Plain Analysis
- Compensatory Flood Storage Analysis (if needed)
- FEMA flood certification
- Preparation of permit application materials
 - Environmental Checklist
 - Application Forms
 - Plans and Specifications
- Critical Area Studies (If needed)
 - Presence of Wetlands,
 - Mitigation Plans

YEAR BUILT	Number built by Size (AC)			Volume of Fill (CY) ¹			Permits Needed ²	Costs ³
	<0.2 Acres	0.2 to 1.0	>1.0	<0.2 AC	0.2 to 1.0	>1.0		
1991-94	6	12	2	1670/pad	17,120/ea	38,722/ea	Shoreline Exemption	\$140 to \$320 per pad
2007	10	1	0		na	na	Shoreline Exemption ⁴	\$500 per pad

¹ Between 1991 and 1994, during construction of the first round of livestock flood sanctuaries, approximately 275,000 cubic yards of fill was imported and placed within the lower Snoqualmie River floodplain.

² The emergency ordinance that allowed construction of livestock flood sanctuaries created an exemption for such work when it was conducted in accordance with an approved farm plan prepared by the KCD. This permit exemption was removed from code with adoption of the CAO. The demonstration ordinance allowed these recent projects to commence without obtaining a grading permit.

This exemption does not apply to any future projects.

³ Both of these programs were subsidized by a variety of government agencies. The plans for the livestock sanctuaries were developed by the KCD, for the demonstration project by KCDNRP/WLR. Floodplain compliance was a negotiated process for the livestock sanctuaries. FEMA was at the table during development of the siting and construction standards for livestock sanctuaries and, in a letter to DDES in 1992, stated that as long as we could demonstrate these facilities were constructed in accordance with these agreed upon standards, that they were satisfied that what was being done was not inconsistent with their flood plain policies. For the demonstration project, WLR Rivers Management Section prepared the zero rise and compensatory storage analysis. There is still a need for each of the applicants under the demonstration project to prepare a FEMA elevation certificate.

⁴ For the demonstration project to proceed, a number of development standards had to be temporarily modified or waived. These included allowing compensatory storage at different elevations to that being displaced and did not have to be hydraulically connected to the source of flooding; allowed for work to occur where the base flood depth exceeded three feet or the velocity exceeded three feet per second; the prohibition on placement of livestock sanctuaries in the floodway would not apply to the repair or reconfiguration of these facilities. To expand this program to allow new farm or livestock pads in the floodway would necessitate permanently modifying these same code provisions as well as modifying the current provisions in the shorelines regulations that prohibits the placement of fill within the floodway as well as the public rule on livestock flood sanctuaries in flood hazard areas best management practices that also prohibits these facilities in the FEMA floodway.